



**Perseus
Court**

**Blackwall
Reach**

LONDON E14

AN ICON RE BORN





DEVELOPMENT LAYOUT



BLOCK PLANS

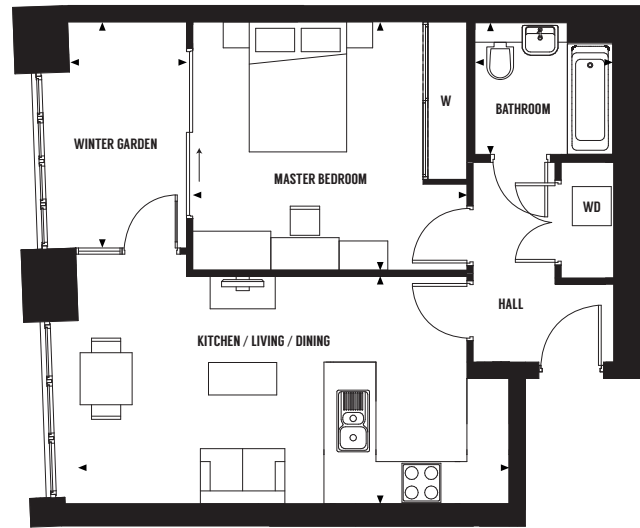


■ Elligood Court Affordable Housing
 ■ Shared Ownership

Development layout is indicative only. Left hand page computer generated image within aerial photograph.

THE HALYARD

ONE BEDROOM APARTMENT
61.2 SQM | 658 SQFT



PLOT No.
13', 16, 21', 24, 29', 32, 37', 40, 45',
48, 53', 56, 61', 64, 69' and 72

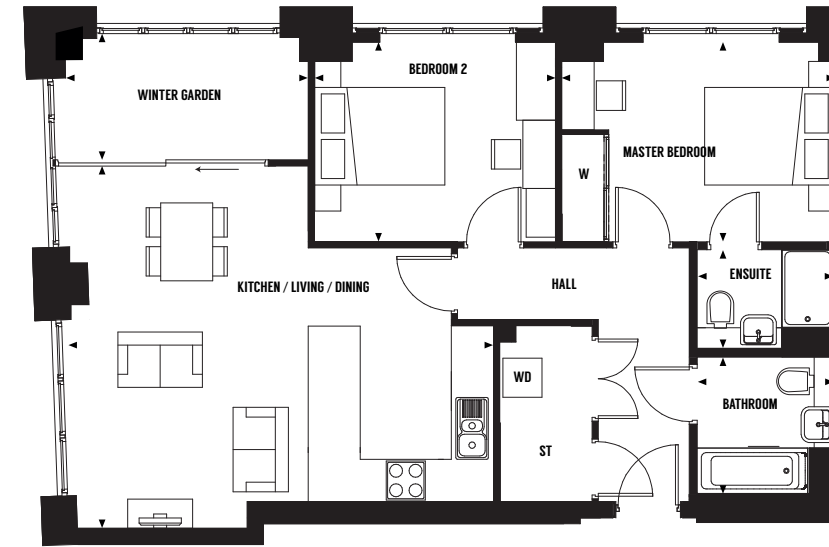
Dimensions

Kitchen / Living / Dining	6.6 m x 3.5 m	21'7" x 11'5"
Winter Garden	3.4 m x 1.8 m	11'3" x 5'11"
Master Bedroom	4.2 m x 3.8 m	13'8" x 12'6"
Bathroom	2.4 m x 2.1 m	7'9" x 6'9"

*Handed Plots W – Wardrobe WD – Washer Dryer

THE CORINTHIAN

TWO BEDROOM APARTMENT
85.3 SQM | 918 SQFT



PLOT No.
10, 11', 18, 19', 26, 27', 34, 35', 42, 43',
50, 51', 58, 59', 66 and 67'

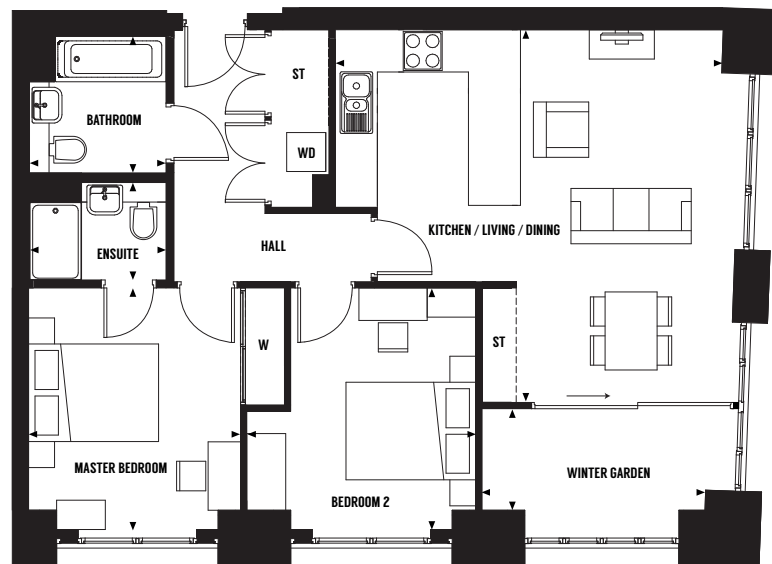
Dimensions

Kitchen / Living / Dining	6.5 m x 5.2 m	21'5" x 16'11"
Winter Garden	3.8 m x 1.8 m	12'6" x 5'11"
Master Bedroom	4.1 m x 3.1 m	13'7" x 10'1"
Ensuite	2.1 m x 1.5 m	6'11" x 5'0"
Bedroom 2	3.8 m x 3.1 m	12'4" x 10'1"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

*Handed Plots ST – Store W – Wardrobe WD – Washer Dryer

THE GALLEON

TWO BEDROOM APARTMENT
83.6 SQM | 900 SQFT



PLOT No.
6, 7', 14, 15', 22, 23', 30, 31', 38, 39',
46, 47', 54, 55', 62, 63', 70 and 71'

Dimensions

Kitchen / Living / Dining	6.0 m x 5.8 m	19'6" x 18'11"
Winter Garden	3.5 m x 1.5 m	11'5" x 5'0"
Master Bedroom	3.7 m x 3.2 m	12'1" x 10'8"
Ensuite	2.1 m x 1.5 m	6'11" x 4'11"
Bedroom 2	3.7 m x 3.5 m	12'3" x 11'7"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

*Handed Plots ST – Store W – Wardrobe WD – Washer Dryer

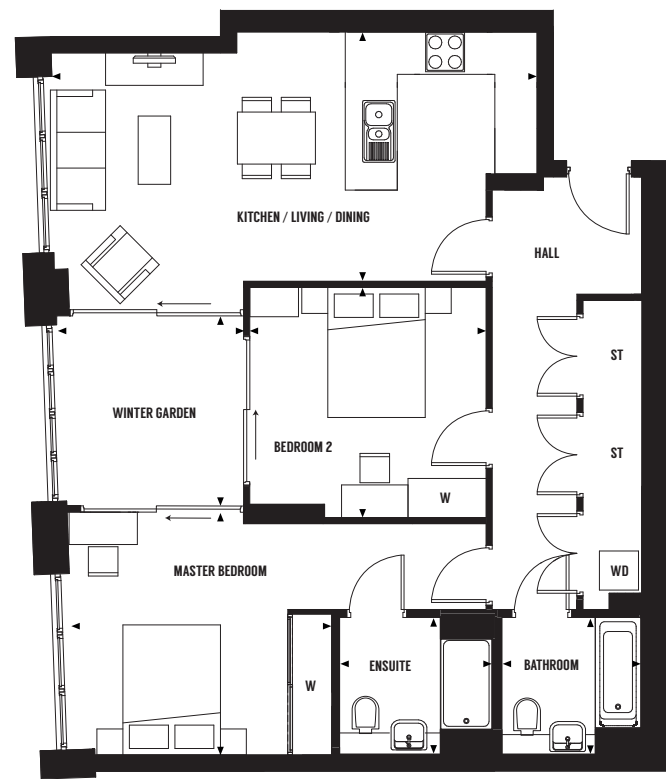
PLOT FINDER



We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated.

THE BEAUFORT

TWO BEDROOM APARTMENT
95.6 SQM | 1029 SQFT



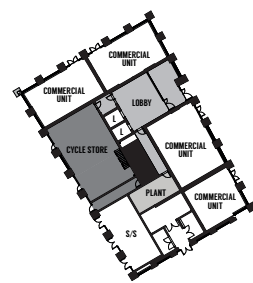
PLOT No.
9, 12, 17, 20, 25, 28, 33, 36, 41, 44,
49, 52, 57, 60, 65 and 68

Dimensions

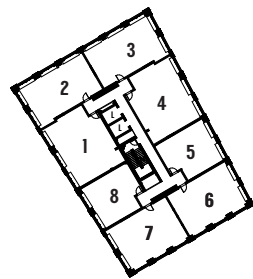
Kitchen / Living / Dining	7.5 m x 3.9 m	24'6" x 12'8"
Winter Garden	3.0 m x 2.8 m	9'8" x 9'3"
Master Bedroom	4.0 m x 3.8 m	13'1" x 12'5"
Ensuite	2.4 m x 2.1 m	7'9" x 6'11"
Bedroom 2	3.6 m x 3.5 m	11'8" x 11'5"
Bathroom	2.1 m x 2.1 m	6'11" x 6'11"

*Handed Plots ST - Store W - Wardrobe WD - Washer Dryer

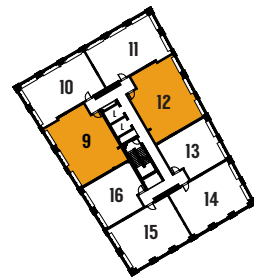
PLOT FINDER



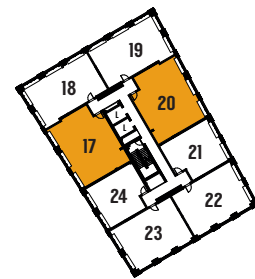
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



6TH FLOOR



7TH FLOOR



8TH FLOOR



9TH FLOOR

We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. External finishes, landscaping and configuration may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated.

Residents' foyer

All the residents at Blackwall Reach can benefit from the concierge services offered from the interior designed lobby of Royal Captain Court. Here, the contrasting textures and tones of slate, timber and Corian have been complemented with accents of copper from the avant-garde lighting to create an environment that is as inviting as it is exclusive.

A stylish and impressive place to meet and greet guests or just to collect your post, the concierge will offer residents a full range of essential services to help make London living stylish, comfortable and stress-free.



STEP IN SIDE

Computer generated image of Blackwall Reach concierge.

A STYLISH AND CONTEMPORARY SPECIFICATION



Kitchens

- Luxury handle-less matt kitchen with under unit LED lighting
- Quartz worktops with matching upstand
- Stainless steel undermounted sink with chrome mixer tap
- Induction hob with touch controls
- Telescopic cooker hood
- Glass splashback
- Multi-function electric oven
- Integrated microwave oven
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated waste bins

Bathrooms

- Contemporary white sanitaryware with semi recessed basin and quartz vanity top and back to wall toilet
- Mirror cabinet with integral shaver socket
- Thermostatic bath/shower mixer
- Chrome mixer tap to basin
- Clear bath screen
- Large format porcelain wall tiling
- Tiled bath panel

Ensuites

- Contemporary white sanitaryware with semi recessed basin and quartz vanity top and back to wall toilet
- Chrome mixer tap to basin
- Glass shower enclosure with low profile shower tray and chrome frame
- Large mirror
- Large format porcelain wall tiling

General Finishes

- Freestanding washer/dryer to Hall cupboard
- Aluminium double glazed windows with white internal finish
- Sliding doors to access Winter Garden***
- Flush grey painted entrance door with viewer and multipoint locking
- Smooth ceilings painted white
- Internal walls and woodwork painted white
- White flush internal doors with brushed chrome ironmongery
- Fitted wardrobes with sliding doors to Master Bedroom

Heating & Electrical

- Under floor heating throughout including Winter Garden
- Heating and hot water supplied from centralised boiler system
- Chrome heated towel rail to Bathroom and Ensuite
- Recessed LED downlights to Hall, Kitchen/Dining Room, Lounge, Winter Garden, Bathroom and Ensuite
- Pendant light fitting to Bedrooms
- Brushed chrome sockets and switches to Kitchen
- White sockets and chrome switches with concealed fixings to remainder of the apartment
- Satellite TV, telephone and DAB points to Lounge and Master Bedroom with Sky+**
- Communal satellite dish
- Smoke detectors
- Heat detectors

Flooring

- Engineered wood plank flooring to Hall, Kitchen and Lounge/Dining Room
- Quality carpets to all Bedrooms
- Coordinating porcelain floor tiles to Bathrooms and Ensuites
- Large format porcelain floor tiles to Winter Garden

Communal Areas

- Interior designed concierge area located in Lobby of Royal Captain Court
- Residents' lounge area in Lobby of each building
- Lift to all floors
- Carpet to corridors
- Communal post box
- Video entry system
- Cycle Store
- CCTV to selected areas across the development*

Warranty

- 10 year NHBC warranty
- 2 year NU living warranty for internal apartment area
- A management company will be appointed to maintain communal areas – a service charge will be payable

*Please see sales consultant for specific coverage

**Purchaser subscription applies for Sky TV

*** Some apartments have opening doors

Whilst every effort has been made to include all specification items, there may be minor changes during the course of construction. Please ask the sales consultant if any items are different to those specified.



Computer generated images of typical specification.

**BLACKWALL REACH
PRESTAGE WAY, LONDON E14 9QE**



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www.nuliving.co.uk